



Town of Northborough

Building Department

63 Main Street, Northborough, MA 01532

Office (508) 393-5010

Fax (508) 393-3130

CALCULATION SHEET FOR:

“GROSS FLOOR AREA” for a Nonconforming single-family and two-family residential structure.

Town of Northborough Zoning Bylaw Section 7-08-040 Nonconforming single-family and two-family residential structure, Section A, states: “Nonconforming single-family and two-family residential structures may be reconstructed, extended, altered, or structurally changed as a matter of right if such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure and there is no change in use of the structure.” The following circumstance shall not be deemed to increase the nonconforming nature of said structure: (6) The gross floor area of the proposed reconstruction, extension or alteration does not exceed eighty (80) percent of the existing gross floor area.”

Town of Northborough Zoning Bylaw Section 7-02-040 Definitions, FLOOR AREA, GROSS states: “The total square feet (sq. ft.) of floor space within the outside dimensions of a building including each floor level, without deduction for hallways, stairs, closets, thickness of walls, columns, or other features. The computation of gross floor area shall include garages and basements with ceiling heights of six (6) feet or more.”

Address: _____ Northborough, MA 01532

The following is a format for the presentation of the calculations for the gross floor area of the existing house and the proposed addition. This calculation is required to determine that the proposed construction will or will not meet the eighty percent (80%) increase. ATM 2009

Note: Show all calculations; dimensions and square foot areas.

A. Existing House

Basement (over 6 ft. hgt.), unfinished: _____ = _____ s.f.

Basement, finished: _____ = _____ s.f.

Garage, attached: _____ = _____ s.f.

First floor: _____ = _____ s.f.

Second floor: _____ = _____ s.f.

3 Season room, enclosed porch: _____ = _____ s.f.

Other, _____: _____ = _____ s.f.

Existing area Total = _____ s.f.

Allowed increase, 80% = x 0.80

Allowed increase TOTAL = _____ s.f.

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B. Proposed Addition

Basement (over 6 ft. hgt.), unfinished: _____ = _____ s.f.

Basement, finished: _____ = _____ s.f.

Garage, attached: _____ = _____ s.f.

First floor: _____ = _____ s.f.

Second floor: _____ = _____ s.f.

3 Season room, enclosed porch: _____ = _____ s.f.

Other, _____: _____ = _____ s.f.

Addition Floor Area TOTAL = _____ s.f.

NOTE: The "Addition Floor Area" (B) cannot be greater than the "Allowed Increased Floor Area" (A) of the existing house.

Applicant: _____ Owner / Contractor / Agent Date: ____/____/____
(Please print) (Please circle one)

Signature: _____ Phone number: (____) _____

Building Department Use:

Reviewed by: _____ Date: ____/____/____
Inspector of Buildings / Local Inspector

Comments: _____
